

**MEMORANDUM**

**To:** Board of Regents

**From:** Board Office

**Subject:** Register of Iowa State University Capital Improvement Business Transactions for Period of April 21, 2000 through May 18, 2000

**Date:** May 8, 2000

**Recommended Action:**

Approve the Register of Capital Improvement Business Transactions for Iowa State University.

**Executive Summary:**

Iowa State University requests approval of a project description and budget for the **Scheman Building—Replace Roof** project (\$423,650). This will replace the existing roof of the Scheman Building, which is approximately 20 years old and has surpassed its life expectancy.

The University requests approval of the agreement with Zimmer Gunsul Frasca Partnership (\$1,887,000) to provide design services for the **College of Business Building** project which will construct a modern facility to consolidate the various programs of the college. The 2000 General Assembly appropriated \$300,000 for FY 2001 for planning for the project; the capital appropriations bill is awaiting action by the Governor.

The University requests approval of the project description and budget (\$263,500) and design agreement with Stott and Associates (\$27,640) for the **College of Veterinary Medicine—Biomedical Sciences Laboratories Remodeling** project which will provide upgraded laboratory space for use by the Department of Biomedical Sciences research programs.

The University presents for Board ratification revised project budgets and construction contract awards for two projects which were approved by the Executive Director. Approval was requested in accordance with Procedural Guide §9.01 which authorizes the Executive Director to act on behalf of the Board on capital procedure actions, subject to Board ratification, when failure to take immediate action would cause an unnecessary delay. The items approved by the Executive Director are as follows:

Revised project budget (\$305,166) and a construction contract award (\$96,200) for the **Parks Library—Skylight and Roof Section H Replacement** project to replace additional areas of the Parks Library roof which are 30 years old and have surpassed their life expectancy;

Revised project budget (\$286,190) and construction contract award (\$182,500) for the **Science Hall 1—Fourth Floor Remodeling** project which will renovate space for use by the Department of Psychology.

### **Background and Analysis:**

#### **Scheman Building—Replace Roof**

##### Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 423,650	May 2000	Requested

This project will remove the existing 65,600 square foot rubber membrane roofing material and flashings, which were installed in 1986, and install a new rubber membrane roof and flashings. The University recommends continued use of the rubber membrane roofing system for the building due to its favorable maintenance record and its ability to withstand foot traffic to service the rooftop equipment. This material has proven to provide the necessary level of durability for the Scheman Building roof; a higher level of durability would require a more expensive roofing material. While the same material will be used for the roof replacement, a different installation method will be utilized and is expected to provide better resistance to wind loads at the site.

Permission to proceed with the project was not required since the project budget does not exceed \$1,000,000.

Project Budget

Construction Costs	\$ 347,200
Professional Fees	58,870
Project Contingency	<u>17,580</u>
 TOTAL	 <u>\$ 423,650</u>
Source of Funds:	
General University	\$ 200,000
Iowa State Center	<u>223,650</u>
	 <u>\$ 423,650</u>

College of Business Building

Proposed Source of Funds: Capital Appropriations and Private Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		July 1999	Approved
Architectural Agreement			
Pre-Design Through Construction			
(Zimmer Gunsul Frasca Partnership)	\$ 1,887,000	May 2000	Requested

This project will construct a facility of approximately 100,000 gross square feet to house the College of Business programs which are currently located in inadequate and dysfunctional space in Carver Hall, the English Office Building, the Memorial Union, and off-campus. The project will accommodate the University's newest and fastest-growing college, in particular the MBA Program, by providing office, laboratory, and classroom spaces to meet the unique needs of modern business programs.

The estimated project cost is \$21.8 million, of which \$300,000 would be funded by a FY 2001 capital appropriation for planning. The remainder of the Board's FY 2001 request for the project (\$10 million) was not funded and the University will be requesting this additional state funding in a subsequent fiscal year. Additional project funding will be provided from private sources, which have already been committed.

The University received expressions of interest from 19 firms to provide design services for the project. Six firms (three from out of state and three from Iowa) were selected for interviews with the University Architectural Selection Committee in accordance with Board procedures for projects over \$1 million. The University requests approval of the selection of Zimmer Gunsul Frasca Partnership of Seattle, Washington, to provide design services for the project.

Regent Procedural Guide §9.05 requires the institution to report to the Board, in writing, the reasons for selection of an architectural firm which is neither Iowa-based nor with a permanent office in Iowa. The University's docket exhibits (included in the Regent Exhibit Book) indicate that the background and experience of the individuals with the Zimmer Gunsul Frasca firm, and their vision for the project and its importance to the Iowa State University campus, far exceeded that of the other firms interviewed. The University has indicated that the firm demonstrated a broad range of experience in the design of academic buildings, which has included projects at Cornell University, Northwestern University, John Hopkins University, Washington State University, the University of California, and Ohio State University, among others. In addition, the firm provided design services for the Microsoft Corporation Redmond West Campus and the Safeco Insurance Redmond Campus (Redmond, Washington), and the World Trade Center and Madison Financial Center in Seattle.

In addition to this experience, the University indicates that the firm provided a very diverse range of examples of various solutions for their projects, which illustrated the ability to work within existing site constraints. The firm provided a very thorough review of the prominence of the building site and exhibited a thorough understanding of the associated site issues. The Architectural Selection Committee's level of confidence in this firm exceeded that of the other firms. The firm has several Iowa State University graduates on staff, including the individual who would be the principal architect in charge of this project. The commitment and enthusiasm expressed by the firm for the project were clearly evident during the interview process.

The University requests approval to enter into an agreement with Zimmer Gunsul Frasca Partnership for a fee of \$1,887,000, including reimbursables. The agreement will provide all standard architectural and engineering services from pre-design through construction. The source of funds for the fee will include the \$300,000 capital appropriation for project planning, with the balance of the fee to be funded by private funds. The University has indicated that the full design services may not be completed until funding for construction of the facility is secured.

College of Veterinary Medicine—Biomedical Sciences Laboratories Remodeling  
Source of Funds: General University Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 263,500	May 2000	Requested
Architectural Agreement (Stott and Associates)	27,640	May 2000	Requested

This project will convert outdated and non-functional animal rooms to needed laboratory space, and update existing laboratory space with the installation of new ceiling and floor materials. The project will address approximately 14,900 square feet of space and will include the removal of obsolete equipment, leveling of floors, and installation of new laboratory casework, floor finishes and ceilings. Permission to proceed with the project was not required since the project budget does not exceed \$1,000,000.

The University also requests approval to enter into an agreement with Stott and Associates to provide design services for the project. The agreement provides for a fee of \$27,640, including reimbursables.

Project Budget

Construction Costs	\$ 207,000
Professional Fees	42,820
Project Contingency	<u>13,680</u>
TOTAL	<u>\$ 263,500</u>

Parks Library—Skylight and Roof Section H Replacement

Source of Funds: General University Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 250,000	May 1997	Approved*
Construction Contract—Phase 1 (Wood Roofing Company)	149,800	July 1998	Ratification*
Revised Project Budget	305,166	May 2000	Ratification**
Construction Contract—Phase 2 (Central States Roofing)	96,200	May 2000	Ratification**

\*Approved by University in accordance with Board procedures.

\*\*Approved by Executive Director; ratification by the Board requested.

The original scope of this project included replacement of the skylight and roof area over a portion of the Parks Library to correct water penetration into the building envelope. The roof area was previously replaced in 1973, and the skylight was installed with the original building construction in 1925.

The University requested Executive Director approval, subject to Board ratification, of a revised project budget in the amount of \$305,166 (an increase of \$55,166), and award of a construction contract in the amount of \$96,200, to replace additional roof areas of the Parks Library. The expanded project scope includes installation of a rubber membrane roof over existing asphalt shingles on a 17,000 square foot area of the roof. The revised budget and contract award were approved by the Executive Director on April 17, 2000.

Project Budget

	<u>Initial Budget May 1997</u>	<u>Revised Budget April 2000</u>
Construction	\$ 200,500	\$ 264,000
Professional Fees	22,500	26,000
Project Reserve	<u>27,000</u>	<u>15,166</u>
TOTAL	<u>\$ 250,000</u>	<u>\$ 305,166</u>

Science Hall 1—Fourth Floor Remodeling  
Source of Funds: General University Funds

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Project Description and Total Budget	\$ 200,550	Oct. 1999	Approved*
Revised Project Budget	286,190	May 2000	Ratification**
Construction Contract (HPC, L.L.C.)	182,500	May 2000	Ratification**

\*Approved by University in accordance with Board procedures.

\*\*Approved by Executive Director; ratification by the Board requested.

The original scope of this project included remodeling of approximately 3,570 square feet of space in Science Hall 1 to provide office space for the Department of Psychology. During design the project was expanded to include development of additional office areas within the same space and upgrading of the interior finishes. The University requested Executive Director approval, subject to Board ratification, of a revised project budget in the amount of \$286,190 (an increase of \$85,640), and award of a construction contract in the amount of \$182,500, which included additional improvements to the space. The revised budget and contract award were approved by the Executive Director on May 4, 2000.

Project Budget

	Initial Budget <u>Oct. 1999</u>	Revised Budget <u>May 2000</u>
Construction	\$ 163,420	\$ 203,420
Professional Fees	33,300	36,700
Movable Equipment	0	40,000
Relocation	0	3,000
Project Reserve	<u>3,830</u>	<u>3,070</u>
TOTAL	<u>\$ 200,550</u>	<u>\$ 286,190</u>

\* \* \* \* \*

Included in the University's capital register for Board ratification are five project budgets under \$250,000, three construction contracts awarded by the Executive Director, and the acceptance of two completed construction contracts. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.

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Sheila Lodge


Approved: \_\_\_\_\_  
Frank J. Stork

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